

File No. 151103

Committee Item No. _____

Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 3, 2015

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- DPW Order No. 184134
- Planning Review - August 21, 2014
- Treasurer/Tax Collector Certificates - October 22, 2015
- Final Maps
- _____

Completed by: John Carroll

Date: October 29, 2015

Completed by: _____

Date: _____

1 [Final Map 7698 - 3258 Market Street]

2
3 **Motion approving Final Map 7698, a 6 residential unit Condominium Project, located at**
4 **3258 Street, being a subdivision of Assessor's Block No. 2704, Lot No. 037, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7698", a 6 residential unit
9 Condominium Project, located at 3258 Market Street, being a subdivision of Assessor's Block
10 No. 2704, Lot No. 037, comprising 4 sheets, approved October 14, 2015, by Department of
11 Public Works Order No. 1814134 is hereby approved and said map is adopted as an Official
12 Final Map 7698; and, be it

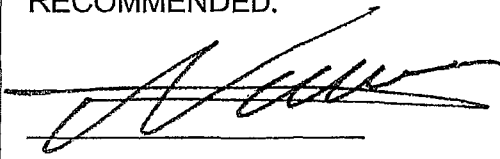
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated August 21, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of Planning Code, Section 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein; and, be it

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

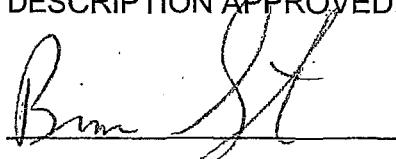
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Edwin M. Lee, Mayor
 Mohammed Nuru, Director
 Fuad S. Sweiss, PE, PLS,
 City Engineer & Deputy Director of Engineering

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2015 OCT 23 7:14:04

AK



Phone: (415) 554-5827
 Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

151103

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7698	Date Sent: October 16, 2015	Date Due at BOS October 23, 2015
Block/Lot 2704/037	Map Address 3258 Market Street	

SENDER

Name: Seema Adina	Telephone: 415-554-5818
Address: 1155 Market Street, 3 rd Floor	Email: Seema.Adina@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	10/19/15
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	10/22/15
	Mohammed Nuru Director of Public Works City Hall, Room 348	10/22/15
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





Edwin M. Lee, Mayor
Mohammed Nuru, Director

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Bruce R. Storrs, City and County Surveyor

DPW Order No: 184134

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

APPROVING FINAL MAP 7698, 3258 MARKET STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 037 IN ASSESSORS BLOCK NO. 2704.

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated Augst 21, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7698", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated August 21, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

Mohammed Nuru



cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

MOHAMMED NURU, DIRECTOR

10/14/2015

10/14/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



RECEIVED

17 AUG 25 AM 11:16

<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

TENTATIVE MAP DECISION

SW

Date: August 6, 2013

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID: 7698			
Project Type: 6 Units Condo Conversion			
Address#	Street Name	Block	Lot
3258	MARKET ST	2704	037
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

X

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): **NCR FOR 4 NEW OUTSTANDING UNITS.**

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

Bruce R. Storrs, P.E.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 8.21.14

Mr. Scott F. Sanchez, Zoning Administrator

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
 And When Recorded Mail To:)
)
 Name: Scott Sanchez)
 Zoning Administrator)
 Address: 1650 Mission Street)
 Suite 400)
 City: San Francisco)
)
 State: California, 94103)

CONFORMED COPY of document recorded
 08/19/2014, 2014J928719
 ON _____ WITH _____ NO _____
 This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (~~we~~) Lisa Hoi Yan Wong ; Har Kwan Luk ; Amber Wolff / Micha^{Lahn} DAVID SMITH / Lubov Smitya ; Heather Lorenz the owner(s) of that
 certain real property situated in the City and County of San Francisco, State of California more
 particularly described as follows: Paul David Tremble

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 2704; LOT: 037,
 COMMONLY KNOWN AS: 3258 Market Street

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.0239Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7698.

The tentative map filed with the present application indicates that the subject building at 3258 Market Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining four units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. That four of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: AUGUST 7th, 2014 MIAMI, FLORIDA
at San Francisco, California



(Owner's Signature)

DAVID SMITH
~~ELISA~~

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT FS 695.25

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before

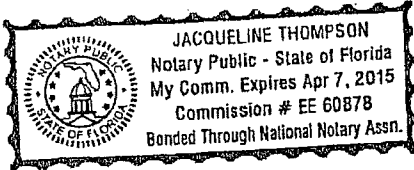
me this 8 day of August, 2014

by David Smith
Name of Person Acknowledging

who is personally known to me or who has produced

FR Dr Lic
Type of Identification

as identification.



[Signature], Notary Public
Signature of Notary Public

Jacqueline Thompson
Name of Notary Typed, Printed or Stamped

Commission No. EE 60878

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions under Planning Act

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: June 30, 2014 at San Francisco, California.



WBOV
SMITH

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

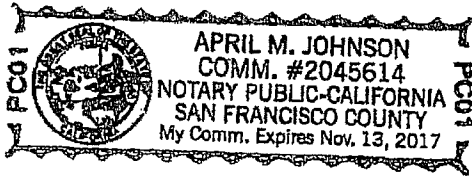
State of California

County of SAN FRANCISCO }

On JUNE 30, 2014 before me, APRIL M. JOHNSON, NOTARY PUBLIC
 Date Name and Title of the Officer

personally appeared LUBOV V. SMITH
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/(she/they) executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
 Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions under planning code Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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- 2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 6/20/14 at San Francisco, California.



(Owner's Signature)



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

LISA WONG
HAR KWAN
LWK

State of California

County of San Francisco

On 20th day of June, 2014 before me, Nicholas J. Shanta a Notary Public, personally appeared Lisa Hoi Yan Wong and Har Kwun Luk, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Nicholas J. Shanta
(typed or printed)



(Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 4 June 2014 at San Francisco, California.



(Owner's Signature)

AMBER
WOLF



(Owner's Signature)

MICHAEL
DAITN

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

State of California
County of San Francisco

On May 4 2014 before me, Marlyn Ano, Notary Public, personally appeared Amber Wolf and Michael Dahn who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.
Signature of Notary Public:

MA no



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 6/9/14 at San Francisco, California.


(Owner's Signature)

PAUL
TREMBLAY

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

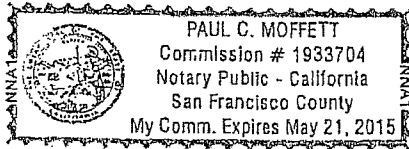
State of California

County of San Francisco

On June 9, 2014 before me, Paul C. Moffett, Notary Public

personally appeared Paul David Tremblay

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Paul C. Moffett
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Under the Planning Code
Document Date: 6/9/14 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer's Name: _____

Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

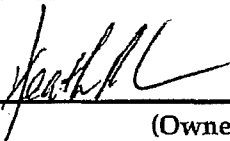
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: June 3, 2014 at San Francisco, California.



(Owner's Signature)

HEATHER
LORENZ

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of SAN FRANCISCO }

On 06/03/2014 before me, MARCIAL A. DIAZ NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

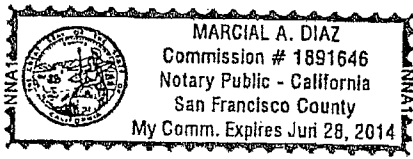
personally appeared HEATHER RACHEL LORENZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Individual Attorney in Fact
 - Trustee Guardian or Conservator
 - Other: _____

- Signer's Name: _____
- Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Individual Attorney in Fact
 - Trustee Guardian or Conservator
 - Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

PARCEL ONE:

A portion of Lot 3, in Block 4, according to the Map entitled, "Map of the Market Street Homestead Association", filed in the Office of the Recorder of the City and County of San Francisco, State of California, on October 26, 1868 and of record in Map Book "C" and "D" at Pages 130 and 131, more particularly described as follows:

Beginning at the point of intersection of the present Westerly line of Market Street, said Westerly line being the Westerly line of the parcel of land described in the Deed from Frankie E.J. Little a widow to City and County of San Francisco, a municipal corporation, dated August 12, 1957, recorded September 10, 1957, in Book 7145, of Official Records of the City and County of San Francisco, at Page 112, with the Southerly line of said Lot 3, running thence Northerly along said present Westerly line of Market Street along the arc of a curve to the right having a radius of 344.00 feet through an angle of $7^{\circ} 39' 50.88''$ a distance of 46.015 feet to a point on a line drawn parallel with said Southerly line of said Lot 3 and perpendicularly distant 44.00 feet Northerly therefrom; thence leaving said line of Market Street and running parallel with said Southerly line of said Lot 3, South $89^{\circ} 46' 09''$ West 87.224 feet to a line drawn North $0^{\circ} 13' 51''$ West from a point on said Southerly line of said Lot 3, distant thereon North $89^{\circ} 46' 09''$ East 41.75 feet from the Northeasterly line of Clayton Street; thence along the line so drawn South $0^{\circ} 13' 51''$ East 44.00 feet to said Southerly line of said Lot 3; thence along the last mentioned line North $89^{\circ} 46' 09''$ East 100.396 feet to the point of beginning.

PARCEL TWO:

A non-exclusive perpetual easement and right of way for ingress and egress, and as appurtenance to the above described parcel of land over and along the parcel of land described as follows:

Being a portion of Lots 3 and 5, in Block 4, according to the Map entitled "Map of the Market Street Homestead Association", filed in the Office of the Recorder of the City and County of San Francisco, State of California, on October 26, 1868 and of record in Map Book "C" and "D" at Pages 130 and 131, more particularly described as follows:

Beginning at the point of intersection of the Northeasterly line of Clayton Street with the Southerly line of Lot 3, running thence along said line of Clayton Street North $53^{\circ} 25' 43''$ West 75.00 feet to an angle point therein; thence continuing along said line of Clayton Street North $43^{\circ} 28' 31''$ West 50.17 feet to the true point of beginning; thence leaving said line of Clayton Street and running North $55^{\circ} 31' 29''$ East 32.05 feet to a point on the Northerly line of said Lot 5, said point being distant thereon 43.622 feet Easterly from the intersection of said Northerly line with the Northeasterly line of Clayton Street; thence East along said line of Lot 5, a distance of 96.628 feet to the Northeasterly line of said Lot 5; thence along said Northeasterly line South $22^{\circ} 13' 54''$ East 12.813 feet to the most Southerly corner of the parcel of land described in the

Deed by Martin B. Joost, et al, to John Kirkwood Napier, et ux, recorded October 24, 1944, in Book 4162 of Official Records, Page 38, in the Office of the Recorder of the City and County of San Francisco; thence South 88° 35' 02" West along the Westerly extension of the Southerly line of the parcel of land so described in the Deed to Napier, a distance of 2.496 feet; thence South 00° 13' 51" East 29.895 feet to a line drawn parallel with the Southerly line of said Lot 3 and perpendicularly distant 58.00 feet Northerly therefrom; thence along said parallel line North 89° 46' 09" East 10.75 feet to the intersection with a line drawn North 0° 13' 51" West from a point on said Southerly line of said Lot 3, distant thereon North 89° 46' 00" East 41.75 feet from said Northeasterly line of Clayton Street; thence along the last mentioned line so drawn South 0° 13' 51" East 36.273 feet; thence North 35° 15' 31" West 39.664 feet; thence North 0° 13' 51" West 32.943 feet; thence West and parallel to the Northerly line of said Lot 5, a distance of 83.258 feet; thence South 55° 31' 29" West 26.426 feet to a point in the Northeasterly line of Clayton Street; thence along said line of Clayton Street North 43° 28' 31" West 12.15 feet to the true point of beginning.

Lot 037, Block 2704



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 2704 Lot No. 037
Address: 3258 MARKET ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$ 3,016,037
Established or estimated tax rate: 1.1826%
Estimated taxes liened but not yet due: \$35,667.64
Amount of Assessment not yet due: \$742.02

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this October 22, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 2704 Lot No. 037
Address: 3258 MARKET ST

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this October 22, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 7698." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

<u>Lisa Wong</u> LISA HOI YAN WONG	<u>Heather Lorenz</u> HEATHER LORENZ
<u>Paul Tremblay</u> PAUL TREMBLAY	<u>Lubov V. Smith</u> LUBOV V. SMITH
<u>David J. E. Smith</u> DAVID J. E. SMITH	<u>Michael Dahn</u> MICHAEL DAHN
<u>Amber Wolf</u> AMBER WOLF	<u>Har Kwan Luk</u> HAR KWAN LUK AS SUCCESSOR TRUSTEE OF THE KWOK CHUNG WONG AND HAR KWAN LUK REVOCABLE TRUST DATED 2003

TRUSTEE/BENEFICIARY:

Har Kwan Luk
HAR KWAN LUK AS SUCCESSOR TRUSTEE OF THE KWOK CHUNG WONG
AND HAR KWAN LUK REVOCABLE TRUST DATED 2003

TRUSTEE/BENEFICIARY:

Stephen H. Adams
STEPHEN H. ADAMS
SIGNED
PRINTED NAME
Senior Vice President / Sterling Bank of Trust
TITLE & COMPANY

TRUSTEE/BENEFICIARY:

Federal Deposit Insurance Corporation as Receiver for United Commercial Bank of San Francisco
PEGGY O'DONOVAN
SIGNED
PRINTED NAME
TITLE & COMPANY
Atty in fact EastWest Bank

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____ 20__

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF LISA WONG IN MARCH OF 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: OCTOBER 1, 2015

Richard L. Langford
RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2017

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ 20__ APPROVED THIS MAP ENTITLED "FINAL MAP 7698." IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BOARD OF SUPERVISORS' APPROVAL:

ON _____ 20__, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____.

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY
BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce Storrs DATE: OCTOBER 15 2015
BRUCE R. STORRS PLS 6914



APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20__
BY ORDER NO. _____

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BY: _____ DATE: _____
FAUD SWEISS
DEPUTY DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 201_, AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ AT THE REQUEST OF RICHARD LANGFORD, PLS.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7698

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED APRIL 14, 2014 AS DOCUMENT 2014-1863245-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
JULY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 330-5200
JOB#13-2248 DRAWING-2248COND.DWG

SHEET
1 OF 4

ASSESSOR'S BLOCK 2704 LOT 037, 3256 MARKET STREET

1705

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON 7/31/2015
BEFORE ME, Lisa Hoi Yan Wong, NOTARY PUBLIC,
PERSONALLY APPEARED LISA HOI YAN WONG
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME Lisa Hoi Yan Wong



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 7/18/2018
COMMISSION NUMBER 2072642 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON 8/5/2015
BEFORE ME, Michael S. Carmona, NOTARY PUBLIC,
PERSONALLY APPEARED HEATHER LORENZ
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME Michael S. Carmona

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS S.F.
COMMISSION EXPIRES 10/10/15
COMMISSION NUMBER 1956021 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON 8/5/2015
BEFORE ME, Michael S. Carmona, NOTARY PUBLIC,
PERSONALLY APPEARED PAUL TREMBLAY
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
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SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME Michael S. Carmona

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS S.F.
COMMISSION EXPIRES 10/10/15
COMMISSION NUMBER 1956021 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

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STATE OF California
COUNTY OF San Francisco
ON 8/5/2015
BEFORE ME, Michael S. Carmona, NOTARY PUBLIC,
PERSONALLY APPEARED LUBOV V. SMITH
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME Michael S. Carmona

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS S.F.
COMMISSION EXPIRES 10/10/15
COMMISSION NUMBER 1956021 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF Florida
COUNTY OF Dade
ON 8/11/15
BEFORE ME, David E. Smith, NOTARY PUBLIC,
PERSONALLY APPEARED DAVID J. E. SMITH
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME David E. Smith



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Dade
COMMISSION EXPIRES 8/11/15
COMMISSION NUMBER 0923000 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON 8/5/2015
BEFORE ME, Michael S. Carmona, NOTARY PUBLIC,
PERSONALLY APPEARED MICHAEL DAHN
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME Michael S. Carmona

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS S.F.
COMMISSION EXPIRES 10/10/15
COMMISSION NUMBER 1956021 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON 8/5/2015
BEFORE ME, Michael S. Carmona, NOTARY PUBLIC,
PERSONALLY APPEARED AMBER WOLF
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN
HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR
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BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE [Signature]
PRINTED NAME Michael S. Carmona

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS S.F.
COMMISSION EXPIRES 10/10/15
COMMISSION NUMBER 1956021 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

FINAL MAP 7698

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DEED
RECORDED APRIL 14, 2014 AS DOCUMENT 2014-JB63245-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JULY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
JOB #13-2248 DRAWING-2248COND.DWG

SHEET
2 OF 4

ASSESSOR'S BLOCK 2704 LOT 037, 3258 MARKET STREET

1707

OWNER'S/BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON 7/31/2015
BEFORE ME, Y. Barqueta-Digesti, NOTARY PUBLIC,
PERSONALLY APPEARED HAR KWAN LUK

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

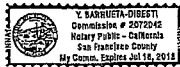
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Y. Barqueta-Digesti
PRINTED NAME Y. Barqueta-Digesti

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES 7/18/2019
COMMISSION NUMBER 2072042 (SEAL OPTIONAL IF COMPLETED)



TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON AUGUST 27, 2015
BEFORE ME, NICK DEMOPoulos, NOTARY PUBLIC,
PERSONALLY APPEARED Stephen ADAMS

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Nick Demopoulos
PRINTED NAME NICK DEMOPoulos

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO

COMMISSION EXPIRES OCT 24 2017
COMMISSION NUMBER 2049197 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Los Angeles
ON Sept. 24, 2015
BEFORE ME, Connie L. Blackmore, NOTARY PUBLIC,
PERSONALLY APPEARED Peggy O'Donovan

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Connie L. Blackmore
PRINTED NAME Connie L. Blackmore

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Los Angeles

COMMISSION EXPIRES May 1, 2018
COMMISSION NUMBER 2064996 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 7698

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED APRIL 14, 2014 AS DOCUMENT 2014-1863245-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
JULY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
C:\B\13-2246 DRAWING-2246CONC.DWG

SHEET
3 OF 4

ASSESSOR'S BLOCK 2704 LOT 037, 3258 MARKET STREET

CORBETT AVENUE
{WIDTH VARIES}

19TH STREET
{FORMERLY MONO STREET}
{32.708' WIDE}

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED APRIL 14, 2014 AS O.R. DOCUMENT 2014-J863245-00
- R2 = THAT DEED RECORDED AUGUST 29, 2008 AS O.R. DOCUMENT 2008-1241972-00
- R3 = THAT DEED RECORDED FEBRUARY 6, 1991 AS O.R. DOCUMENT E899273
- R4 = THAT DEED RECORDED MARCH 19, 2012 AS O.R. DOCUMENT 2012-1374852-00
- R5 = THAT DEED RECORDED AUGUST 9, 1998 AS O.R. DOCUMENT 98-0013263-00
- R6 = THAT MAP RECORDED JULY 9, 2009 IN BOOK 110 OF CONDOMINIUM MAPS, AT PAGES 119-120
- R7 = THAT MAP RECORDED NOVEMBER 17, 2005, IN BOOK 98 OF CONDOMINIUM MAPS, AT PAGES 3-4
- MSHA = MAP OF "MARKET STREET HOMESTEAD ASSOCIATION" FILED OCTOBER 26, 1868 IN MAP BOOK C & D AT O.R. PAGES 130-131
- MSHN = MONUMENT MAP KNOWN AS "MARKET STREET HOMESTEAD NLY SECTION" ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- T-17-7 = MAP SHOWING THE WIDENING OF MARKET STREET PORTOLA DRIVE TO 18TH STREET ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

LEGEND

- = FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL
- ⊠ = MONUMENT SEARCHED FOR, NOT FOUND
- = SET 3/4" BRASS TAG INSCRIBED "PLS 8665"

NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
4. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON AUGUST 19, 2014 AS DOCUMENT NUMBER 2014-J828719-00
- () = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES.
- [] = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- [] = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1	75
2	76
3	77
4	78
5	79
6	80

GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4295. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX DWELLING UNITS.
- B. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (2) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C) (1) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES, NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MARKET STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER IDENTIFIED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

ASSESSOR'S BLOCK 2704
MARKET STREET HOMESTEAD
ASSOCIATION BLOCK 4

LOT 036
{R5}

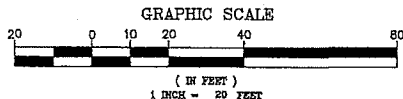
LOT 041
{R4}

LOT 037
LOT A
4104± SQUARE FEET
{R1}

LOT 046
{R3}

LOT 047
{R2}

REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON AUGUST 19, 2014 AS O.R. DOCUMENT NUMBER 2014-J828719-00



THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN MONUMENTS IN CLAYTON STREET, TAKEN AS N66°27'32" W, AS SHOWN ON R6.

FINAL MAP 7698

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED APRIL 14, 2014 AS DOCUMENT 2014-J863245-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
JULY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
JOB#13-2245 DRAWING-2245COND.DWG

SHEET
4 OF 4

ASSESSOR'S BLOCK 2704 LOT 037, 3258 MARKET STREET